

**NOTICE TO CONSULTANTS
"REQUEST FOR QUALIFICATIONS"**

Consultant services are required for Project No. 2010-110, L&I Headquarters, Roof Replacement, Tumwater, Washington.

SHORT FACILITY PROGRAM DESCRIPTION

Replace 80,000+ square feet of "Firestone" ballasted roof membrane, study and advise on building envelope.

TYPE OF A/E SERVICES REQUESTED

Re-roof design, specifications and building envelope recommendations.

PROJECT DESCRIPTION – SCOPE

Design a new roof for 80,000+ sq. ft. Labor and Industries Headquarters Building in Tumwater, WA., Design Development, Schematic Design, Construction Administration phases inclusive. A 20 year roof membrane is preferred. Project must be fully designed and ready for bid by April 01, 2010.

The project will include two parts. The first part will include the following:

1. Develop construction documents and specifications for the replacement of the north tower, the south wing, and the mechanical penthouse roof membrane and insulation.
2. Develop construction cost estimates for upgrades.
3. Develop annual inspection procedures and forms.

The second part will include the evaluation of the façade access equipment as follows:

1. Inspect, physically test and certify on all existing equipment systems to determine its condition and suitability for continued use.
2. Review and implement code compliance procedures.
3. Review engineering criteria for North Tower HLLs.
4. Design upgrades for North Tower davits.
5. Develop construction documents and specifications for system upgrades.
6. Develop construction cost estimates for upgrades.
7. Develop pre-use inspection procedures.
8. Develop annual inspection, test and equipment maintenance procedures and forms.

ANTICIPATED MAXIMUM ALLOWABLE CONSTRUCTION COST (MACC)

The anticipated MACC is approximately \$1,800,000.00

ANTICIPATED SCHEDULE

Design completion date: April 01, 2010

Construction/Substantial Completion Date: October 15, 2010

PRE-SUBMITTAL MEETING / WALKTHROUGH

A recommended walkthrough meeting is scheduled for **December 16, 2009, 3:00PM**
Location: Labor & Industries, Headquarters Bldg., 7273 Linderson Way SW, Tumwater,
WA. Contact Jack Maguire at 360-902-0978 or jmaguir@ga.wa.gov
for directions.

SUBMITTAL REQUIREMENTS

Only submittals conforming to the following specifications will be considered:

- **Size: 8.5"x11"; cardstock front and back cover**
- **30 pages maximum, including Federal 330 form**
- **Printing shall be 2-sided; 11"x17" fold-outs permitted, but limited to 5 maximum, and shall be included in the page count.**
- **Divider tabs do NOT count provided the only printing is tab identification, any other printing will count in the total 30 pages total.**

Firms will be considered for phase 2 interviews based upon the following criteria, weighted as indicated: (standard phase 1 criteria): Qualifications of Key Personnel; Previous Performance; Relevant Experience; Expressed Interest and Outreach Plan
<http://www.omwbe.wa.gov/supplierdiversity/documents/GA.pdf>

Submit six (6) copies of submittals with the project number and title clearly identified. Each set of qualifications to include: Federal 330 form and any other pertinent data to assist the Selection Board in evaluating qualifications. To qualify for review, submittals must be delivered to and date/time stamped by E&AS prior to 5:00 p.m. on **January 8, 2010**.

Address submittals to:

Division of Engineering & Architectural Services
General Administration Building
210 W. 11th Street SE , (corner of 11th and Columbia)
2nd Floor, Room 206
Olympia, WA, 98504-1012
Attention: Carolyn Masters

FAXED COPIES WILL NOT BE ACCEPTED.

Following an evaluation of submittals received, the consultant selection board will conduct phase 2 interviews with firms deemed to be the most highly qualified for the required service. Firms will be notified *on or about* **January 22, 2010**. The phase 2 interviews are scheduled for **January 28, 2010**, and will be conducted at Engineering & Architectural Services, General Administration Building, Olympia.

OTHER

For project related questions contact Jack Maguire, Project Manager, Engineering and Architectural Services at 360-902-0978.

Consultant fee and services shall be negotiated on the current Architectural/ Engineering Fee Schedule for Washington State Public Works Building Projects and the standard Division of Engineering and Architectural Services Agreement.

Construction funds for this project are contingent upon approval by the Legislature.

Voluntary MWBE goals of 10% MBE and/or 6% WBE have been established for this project. A/E's may contact Office of Minority and Women's Business Enterprises to obtain information on certified firms for potential sub-consultants or utilize self identified MWBE firms. Contact Jose Diaz at (360) 704-1194 or Momi Friedlander at (360) 704-1192.

The state reserves the right to continue with the consultant selected or to select a new consultant for follow-on phases.

The state reserves the right to add unanticipated, but related, work to this scope for the duration of this project.

The state of Washington is an affirmative action employer. This is not a request for a proposal. All submittals become the property of the State.